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DATE: October 14, 2002

October 30, 2002

CONCLUSION: The declaration of surplus generally conforms with the Comprehensive Plan.

GENERAL INFORMATION:

EXISTING ZONING: P Public Use District - A request has been made to rezone from P Public Use District to B-4 Lincoln Center Business District (CZ. #3377)

The Comfort Station at Old Federal Place

EXISTING LAND USE: Public - Contains maintenance shop and service area for the Public Building Commission.

SURROUNDING LAND USE AND ZONING:

North:	Old Federal Building/Commercial	P/B-4
South:	Commercial	B-4
East:	Old City Hall/Commercial	P/B-4
West:	Commercial	B-4

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Lincoln/Lancaster County Comprehensive Plan designates this area as “Public and Semi-Public.”

“During the time period covered by this Plan, there will likely be a need to construct, renovate, or abandon certain public buildings and facilities not already discussed in this document. At such time as these events may occur, care should be taken by those public officials making these decisions that the Vision of this Plan is recognized and respected. This may include the siting of a new facility, the abandonment of an existing one, the way renovations are undertaken, the manner of financing used to complete the work, the arrangements made for the facility’s operation, the process followed in making the decision, and the timing of the action.” (page F 131)

“Public property, especially publicly owned historic property, is a community trust and should be maintained, preserved, and utilized in an exemplary fashion. Most historic property is and should be privately owned and maintained.” (page F 141)

“Seek incentives and regulatory support for the rehabilitation of existing buildings in order to make it more feasible to rehabilitate and continue to use older buildings.” (page F 142)

HISTORY:

- 1987 - The City Council declared the Old Federal Building as surplus property.
- 2000 - The Planning Commission and City Council amended the Lincoln Center Redevelopment Plan to include Old Federal Place as a redevelopment project.
- 2002 - The Redevelopment Agreement between the City of Lincoln and NuStyle Development Corporation of Omaha for Old Federal Place approved by the City Council in June, 2002.

The Comfort Station at Old Federal Place

2002 - The City of Lincoln has requested a Landmark designation for Old Federal Building.

ANALYSIS:

1. The Urban Development Department has requested a declaration of surplus for the building commonly referred to as the Comfort Station. The declaration of surplus finding is required before the ownership of the building can be transferred to satisfy the Redevelopment Agreement between the City of Lincoln and NuStyle Development Corporation that the City Council approved in June, 2002. There are two pieces of property included in this declaration of surplus. A declaration of surplus permits the City to meet requirements of the Redevelopment Agreement, and reflects property that will be in private ownership in the future.
2. The architectural style of the Comfort Station closely mimics that of the Old Federal Building. For this reason, it has been included as part of the Old Federal Place redevelopment project. The redevelopment project offers the best chance to restore and maintain this property.
3. The request is associated with "Change of Zone #3377" for Old Federal Place from P Public Use to B-4 Lincoln Center Business District and is a requirement of the Redevelopment Agreement between the City of Lincoln and NuStyle Development Corporation.
4. The request is associated with "Change of Zone #77HP" a Landmark designation application for Old Federal Building which is a requirement of the Redevelopment Agreement between the City of Lincoln and NuStyle Development Corporation.
5. The redevelopment of Old Federal Place will create a private redevelopment and adaptive reuse for apartments and mixed use retail or professional space including parking and related uses.

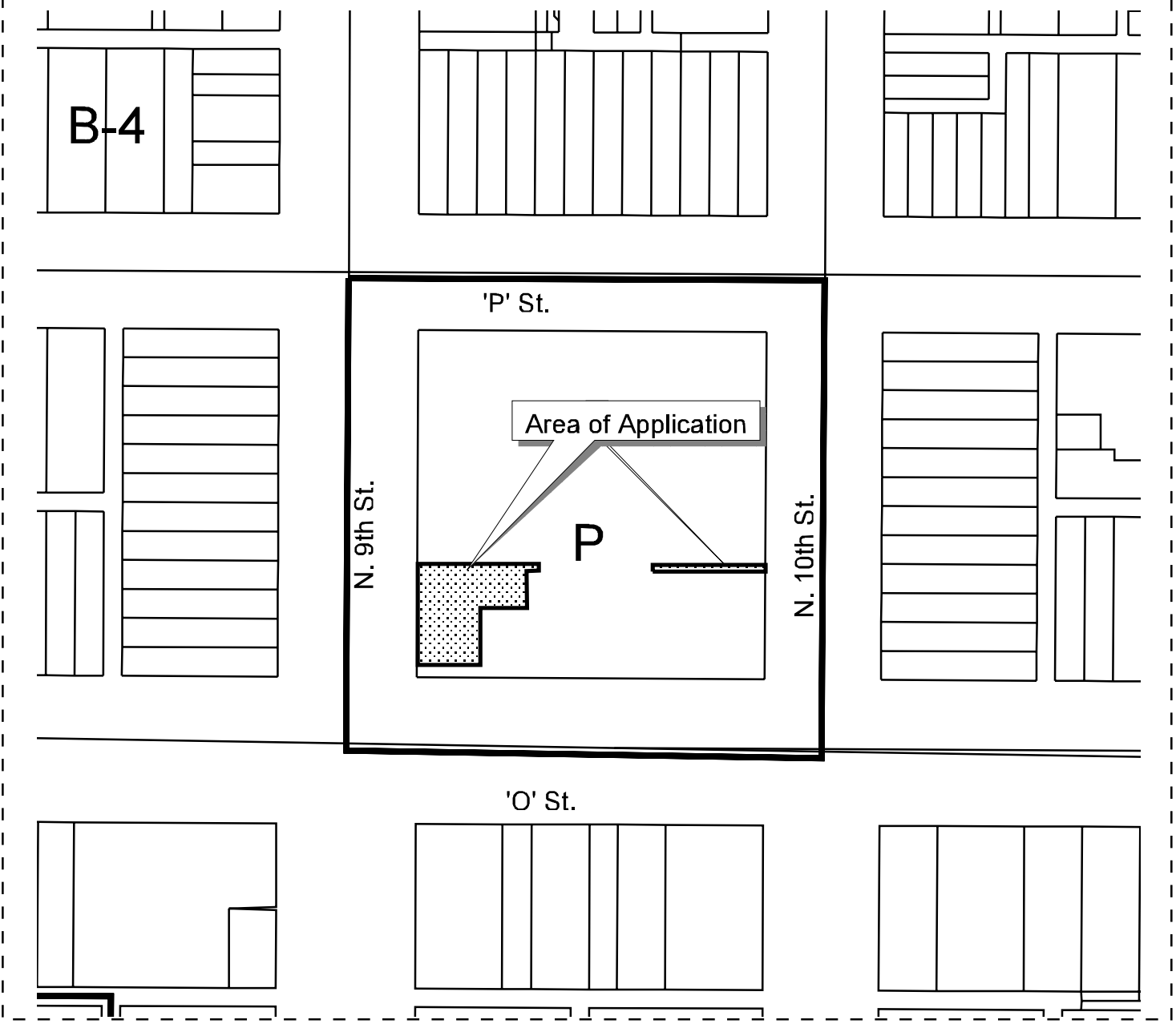
Prepared by:

Duncan L. Ross, AICP
Planner



Comprehensive Plan Conformance #02009
9th & 'O' St.

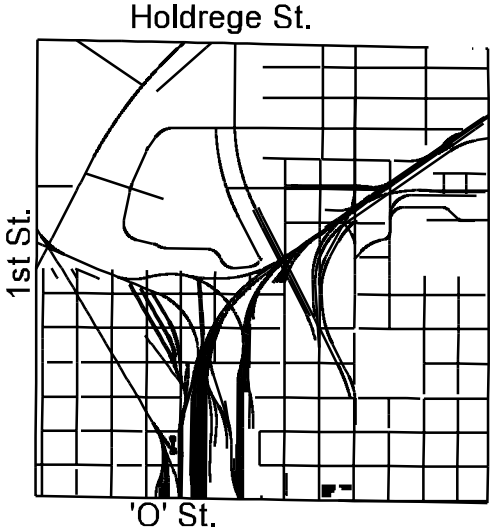
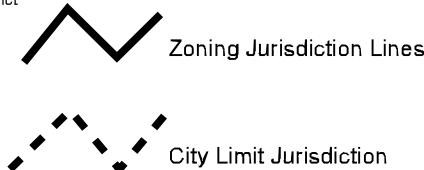




Comprehensive Plan Conformance #02009 **9th & 'O' St.**

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 23 T10N R6E



Lincoln



Nebraska's Capital City

September 4, 2002

Greg Schwin, Chair
Lincoln Lancaster County Planning Commission
City County Building
555 S 10th Street
Lincoln, NE 68508

Dear Mr. Schwin:

I am writing to request that the Planning Commission recommend that the building located on the southwest corner of Block 43 adjacent to the Old Federal Court and Post office, commonly referred to as the Comfort Station, be declared surplus city property. This declaration is required before the building can be incorporated into the redevelopment agreement between the City of Lincoln and NuStyle Development Corporation that the City Council approved this June.

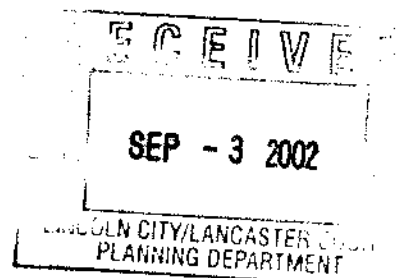
The Old Federal Building itself was declared surplus by City Council in 1987; however, the Comfort Station was not included in that declaration. The Comfort Station is currently used by the Public Building Commission service area and maintenance shop.

The Urban Development Department is currently applying for the change of zone needed for this redevelopment opportunity to proceed. The Lincoln Center Redevelopment Plan was amended in 2000 to facilitate the type of private sector redevelopment opportunity that was approved in June. We have also applied for an Administrative Final Plat change to divide this block into two lots (see attached). The Comfort Station is located in the southwest portion of what will be Lot 1 on the new administrative plat for this block.

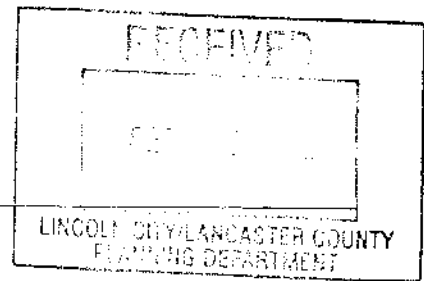
If you have any questions regarding this request, please contact me at 441- 7126.

Sincerely,


Marc Wullschleger
Director
Urban Development Department



M e m o r a n d u m



To: Duncan Ross, Planning

From:  Dennis Bartels, Public Works and Utilities

Subject: Declaration of Surplus, Comfort Station at Old Federal Building

Date: September 6, 2002

cc: Randy Hoskins
Nicole Fleck-Tooze

Engineering Services has no objections to the declaration of surplus of the building designated the Comfort Station in Block 43 adjacent to the Old Federal building.